



Ms. Carmen Santos
U.S. Environmental Protection Agency, Region 9
Mail Code WST-5
75 Hawthorne Street
San Francisco, California 94105

Subject:

Additional Excavation Former Pacific Electric Motors Facility, 1009 66th Avenue,
Oakland, California

Dear Ms. Santos:

On behalf of College for Certain, LLC (CFC), ARCADIS U.S., Inc. (ARCADIS) has prepared this letter to provide the scope of work to excavate and encapsulate soil containing polychlorinated biphenyls (PCBs) at 1009 66th Avenue in Oakland, California ("the Site"; Figures 1 and 2). The PCB-affected soil was identified as part of the post-demolition soil samples that were collected at the Site. As we discussed during our telephone conference call on September 7, 2010, ARCADIS is proposing to remove surficial soil at three locations that contained PCB above the site clean-up goal. This excavated soil will be encapsulated on-site at excavation area "PCB EXC-3" where soil containing concentrations of PCB above the site clean-up goal cannot be removed without compromising the integrity of the foundation for a neighboring building. The three proposed areas of excavation coincide with areas that will be excavated to accommodate the redevelopment of the Site (see Figure 2).

The soil will be excavated in accordance with the Toxic Substances Control Act (TSCA) Self-Implementing Cleanup Plan ("the SICP") that was previously prepared for the Site. The scope of work for the SICP was originally presented in a letter from LFR Inc. (now fully integrated in to ARCADIS) to the U.S. Environmental Protection Agency (U.S. EPA), dated October 23, 2009. The SICP received conditional approval from the U.S. EPA in its letter to Aspire dated November 13, 2009 ("Approval Letter"; U.S.EPA 2009). The conditions provided in the Approval Letter were addressed in a letter transmitted by LFR to the U.S. EPA, dated November 18, 2009. The scope of the SICP was further refined in an e-mail message from representatives of the U.S. EPA to LFR, dated November 25, 2009.

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Environmental

Date:

September 15, 2010

Contact:

Ron Goloubow

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Our ref:

EM009155.0009.00001

Proposed Excavation Activities

As discussed between representatives of ARCADIS and U.S.EPA on September 7, 2010, soil at post demolition soil sample locations PD3, PD4, and PD5 will be excavated and encapsulated within excavation PCB EXC-3. The proposed excavation areas around post demolition soil samples PD3, PD4, and PD5 will be approximately 10 feet by 10 feet laterally and extend 2 feet below the current ground surface (bgs). The excavation of these three areas will result in approximately 22.2 cubic yards of soil that will be encapsulated within excavation PCB EXC-3.

To confirm that the affected soil has been removed from each area, confirmation soil samples will be collected from each side wall and the base of each area of excavation (five confirmation soil samples per area of excavation). The confirmation soil samples will be collected and analyzed for PCBs in accordance with the methods provided in the SICP.

The analytical results of these confirmation soil samples will be transmitted to the U.S. EPA in a summary letter as they become available. Should the analytical results of the confirmation soil samples indicate that PCBs are present in soil at concentrations exceeding the site specific clean-up criteria, then additional soil will be removed, and additional confirmation soil samples will be collected and analyzed.

The area that is to receive the excavated soil (along with the entire parcel) will be covered with a TSCA Cap. The purpose of the TSCA Cap is to remove the potential exposure to the PCB-affected soil. In addition, the deed for the Site will include a notice that PCB-affected soil is present at the Site.

September 15, 2010

Closing

We are planning to commence with excavation project on or about September 24, 2010. The excavation should be completed in one day and the analytical results of the confirmation soil samples will be available approximately 3 days after collection. ARCADIS will contact representatives of U.S. EPA during the week of September 20, 2010 to determine if the proposed scope of the excavations activities provided in this letter is acceptable. We at ARCADIS appreciate working with you and your team and look forward to bringing this project to closure with the U.S. EPA and Alameda County Department of Environmental Health in the near future.

Sincerely,

ARCADIS U.S., Inc.



Ron Goloubow, P.G.
Senior Associate Geologist

Copies:

Mike Barr – College for Certain, LLC

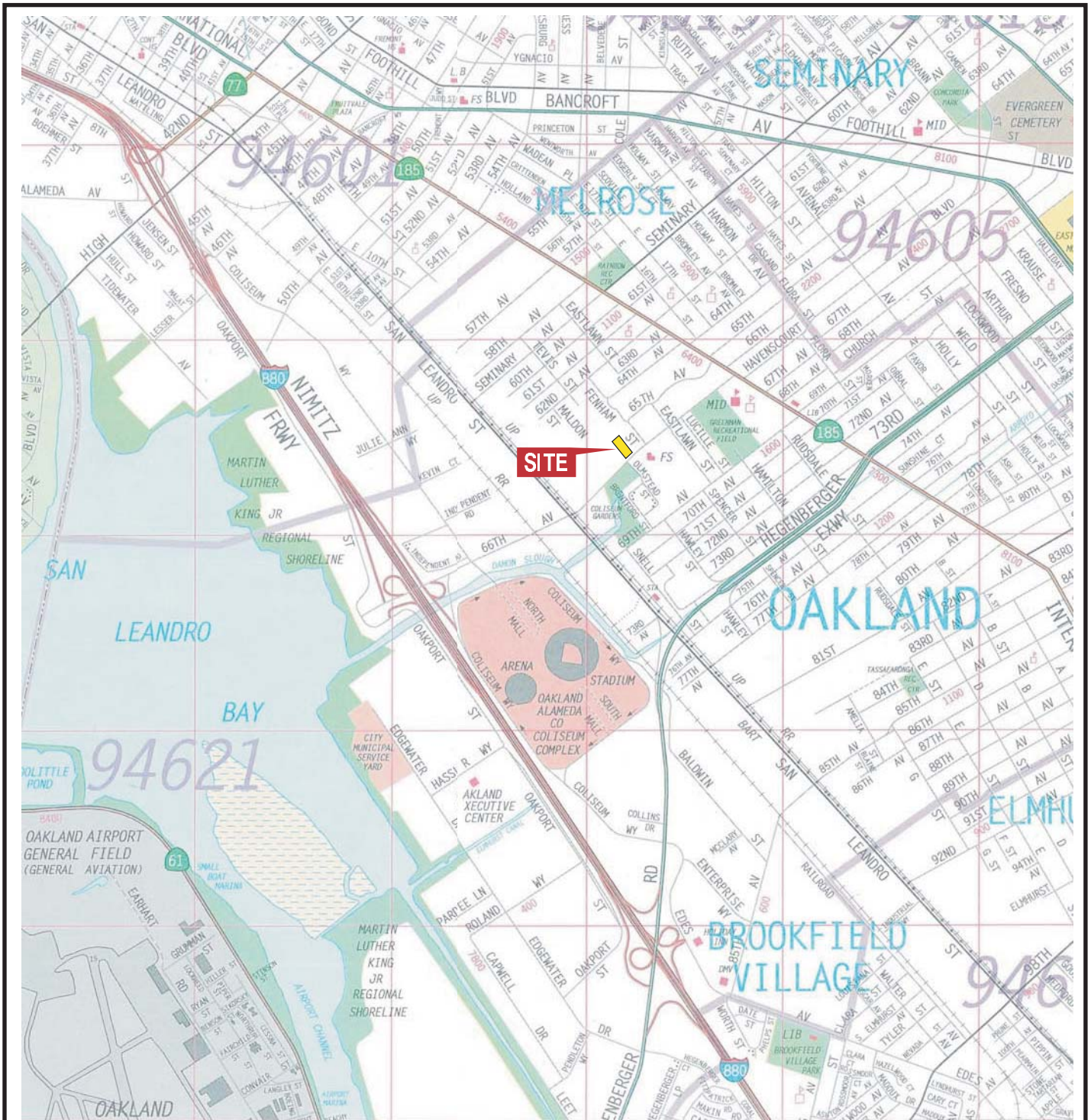
Charles Robitaille – Pacific Charter Schools

Paresh Khatri – Alameda County Department of Environmental Health

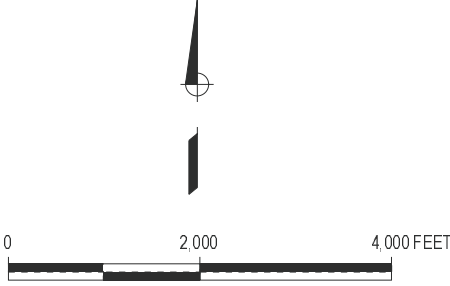
Enclosures:

Figure 1 – Site Vicinity Map

Figure 2 – Site Plan



MAP SOURCE: Copyright 1995, Thomas Bros. Map ALAMEDA COUNTY 2002 Edition



1009 66TH AVENUE, OAKLAND, CALIFORNIA

SITE VICINITY MAP



FIGURE
1

